

# Want Government to Lead in Building Revival

## Architects and Builders Like Tribune's Plan

### Ask for Stop in Price Fixing as Means to Return of Normal Conditions

### Might End Labor Trouble

### Advocate Construction Now Authorized, Cost of Which Has Been Appropriated

Words of approval were heard yesterday throughout the architectural and building world for the suggestion of The Tribune that the Federal Government start at once the erection of buildings throughout the country which have been authorized by Congress and for which money already has been appropriated.

A few readers regard The Tribune's proposal as approval for "pork barrel" legislation and withhold their approval of the plan until they learned that The Tribune still is unalterably opposed to that type of legislation and that the buildings which it suggests be built at this time were provided for long ago in appropriation bills and the money for them is lying in the Treasury waiting to be spent.

Among those who gave most hearty support to the idea of stimulating private building through government activity were several builders and architects of national reputation. Most of these men seldom speak for publication, and they were especially desirous of not being quoted in this connection because they feared that to lend their names to such a proposal might cause the feeling that they were talking in their own interest, but practically all of them agreed that without government cooperation revival of the building industry in this country would be extremely slow and uncertain.

Two points of The Tribune's plan met with their especial approval—one, that the government cease fixing prices for material and labor, and the other, that all contracts be let on the lump sum basis. Most of them who expressed their views said that if material and labor prices are permitted to take a natural course they will be more quickly brought into line with the cost of production and with greater satisfaction than is possible under government direction.

As regards prices for materials, many builders were certain that if the government in letting contracts would permit general contractors to go into the open market for their supplies an almost immediate lowering of prices would result. They tell of the steel prices which are uncertain and they say that the future conditions of their own business, and they declare their belief that if bids were let on the lump sum basis, the price of steel would make a large decrease from current rates.

With the nation-wide building strike starting to-day, contractors are agreed that for the government to begin a great amount of construction at this time would be of material help in settling the trouble. Most of the interest is thought to be due to uncertainty of future employment.

Builders and architects, through their organizations, are ready to adopt the government's proposal, and they are ready to pass resolutions looking to the immediate starting of all construction work for which plans and specifications have been prepared and for which Congress has already appropriated money. They are especially opposed to any new "pork barrel" schemes and declare that any money appropriated hereafter should be spent in productive ways and that is the belief with The Tribune that any new legislation providing for future unnecessary construction not only will waste money but will interfere with legitimate building operations conducted by private enterprises.

### REAL ESTATE

## WANT FACTORY

For immediate possession by manufacturer of sheet metal machines. Will lease for term of years well-built factory within 15 miles. Must have 25,000 to 30,000 square feet on not more than two floors. Accessible to labor, with rail shipping facilities preferred.

**SEND FULLEST PARTICULARS**

By Phone or letter to  
**A. N. Gitterman,**  
51 E. 42d St.  
Phone M. H. 737  
Brokers Protected.

## Time to Work, Not to Talk, Says Senator W. M. Calder

By U. S. Senator William M. Calder

There is no doubt in the mind of any public man as to the immediate need of help on the unemployment situation which is becoming more acute. The causes are many, but in this crisis a detailed consideration of them will not help absorb immediately the thousands out of employment into the economic machinery of the country again.

What we want to know is what can we do now? We can start at once to build those public improvements—schools, public buildings, roads, water works and bridges—which we need and knew we needed long ago, public works which have been contemplated for years, perhaps, plans for which have been drawn, bids taken and appropriations made before the necessity of curtailing building became apparent. These should go ahead at once with no more delay than is absolutely necessary. Prices should not delay this work, as the labor of the country is its most valuable possession, and the benefits accruing to the country from the employment of labor at this time would pay many times over any difference in cost that might be saved by waiting six months or a year or two years.

This view is held generally throughout the country, and state, county and municipal authorities are cooperating to further public work.

The building programme of governmental agencies alone will not be adequate. The private citizen must do his share by proceeding at once with the building operations delayed by war conditions. And labor must cooperate fully.

I do not think this is a good time to experiment with new ways and means of handling public money for these purposes, such as special commissions, etc. A public improvement at best, is slow to inaugurate, but can be carried on most advantageously at this time according to established methods and through established agencies.

As to prices, they are high no one denies; but how much is due to lack of production, how much to the very dislocation and maladjustment of labor which we are trying to right? How much to the inflation of gold in the country? We want prices to come down, but we do not want them to come down through the curtailment of consumption, which would result only in throwing more men out of employment.

We want them to come down by reason of the lower production costs that will result when producers of building materials are running full time.

The nation should immediately interest itself in the investment of its labor and surplus capital in the basic industry of construction, because every dollar and every hour of labor thus invested has earning power and will ultimately cheapen the cost of production of commodities.

## Theatre or Department Store for Fordham

**Sol Bloom Buys Haskins Property, Valued at \$275,000; Considering Improvement**

Sol Bloom, operator and theatrical man, has bought from the John B. Haskins estate the block front on the south side of Fordham road, extending from Third to Washington avenues, opposite St. John's college. On it are a number of old buildings, and it was held at \$275,000. Mr. Bloom is contemplating the improvement of the site with either a theatre or department store, or both. The property fronts 378 feet on Fordham road, 229 feet on Third Avenue and 228 feet on Washington Avenue. It had been owned by the selling firm for over half a century. Mr. Haskins was one of the largest real estate owners in Fordham and in recent years disposed of a large amount of land there for improvement.

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## Auction Market Shows Changed Realty Conditions

An incident happened in the auction room yesterday which did not escape the notice of those who have been studying the drift of the market. It is the first time in years that mortgagees and outsiders have been discovered in lively competition for the ownership of a house offered for sale in the open market. To many minds the auction room is the truest barometer of realty conditions, and with competition such as that displayed yesterday there can be but one conclusion—that the real estate market has turned over. Henry Brady offered the six-story apartment house at 150 Riverside Drive to satisfy an action brought by the Langhorne Holding Company against the Winters Realty Company. The defendants took part in the bidding, but they did not more than raise the ante so that all mortgages were covered. The property, sold subject to four mortgages aggregating \$235,000, was struck down after many \$35,000 and \$100 bids to the Elletts Corporation (Theodore Gutman, president) for a total of \$315,750.

## Mrs. C. H. Thorne Rents Park Ave. Apartment

Douglas L. Elliman & Co. have leased an apartment at 270 Park Avenue to Mrs. Charles H. Thorne, an apartment at 150 East Seventy-second Street, Hermann C. Schwab; at 106 East Eighty-fifth Street to Mrs. G. Temple Erdmann; and at 103 East Eighty-sixth Street to S. G. Shorter.

Pearse & Elliman have let, furnished, for the rest of the season for W. B. Franklin his apartment in 156 East Seventy-ninth Street to J. J. Walker.

## REAL ESTATE LONG ISLAND AT MERRICK

BEAUTIFUL, semi-bungalow, nine rooms, two baths, hot water heat, modern kitchen, car garage; chicken house and run; large corner plot; frontage on Merrick road. Value, \$12,000. Will sell, furnished, \$25,000. This is a real bargain. J. J. Walker, 115 Pitt St., Freeport, L. I.

## NEW JERSEY \$1,000 Cash!

and quarterly payments will buy a Farm of 107 acres for \$10,000. New Brunswick and Princeton. Telephone 2556—Bedford. Howard Goldsmith, 63 Park Row.

## BOROUGH OF QUEENS

ANOTHER LITTLE GEM—\$5,000. 7 rooms, bath, 2nd floor, modern kitchen, car garage, steam heat, parking space, driveway; \$1,000 cash necessary; 6 minutes subway station. L. J. Halliday, R. R. SWERTZ, 224 Fulton St., Jamaica.

## WESTCHESTER COUNTY

CALIFORNIA BUNGALOW AT LAKE MAHOPAC—Camp life; more than 1000 sq. ft. of land; swimming pool; modern water supply; \$15,000. Will sell, furnished, \$25,000. Lake Mahopac Corporation, 1 Madison Ave.

## VIRGINIA

TIDEWATER VIRGINIA FARM—200 PER ACRE and up with buildings, two crops each year; railroad; convenient to schools, churches and markets. L. B. DIGNON & Co., Brown's River, Va.

## Metropolitan Sells Harlem Apartments

Parts With Two Largest Houses in That Section; They Were Held at \$500,000

The Metropolitan Life Insurance Company has disposed of two more of its holdings of apartment houses in the upper part of the city.

Peter Axelrad, president of the Axelrad Mortgage Company, has sold to the Metropolitan Life Insurance Company, 151-169 West 140th Street, two seven-story houses, known as Pinkney Court and Vaux Court, on plots 129x100 and 129x100, respectively. The rentals from the houses amount to about \$65,000. The houses are occupied by 112 families, the suites consisting of 112, six and seven rooms.

Frank Locker, attorney, represented the buyers, and Walter Stabler acted for the Metropolitan Life Insurance Company in the transaction.

The houses are among the largest in Harlem, and are located on the east of Seventh Avenue. They are valued at \$500,000. This is the third recent sale made by Mr. Axelrad for the Metropolitan Life Insurance Company.

## Business Space Leased

Albert B. Ashforth has leased the site at 121 W. 145th Street to Styles & Cash; half of second floor at 33-35 West Forty-sixth Street to William H. Woodin, Jr., and Harry C. Walker; fifth floor at 351-37 West Fifty-second Street to the American National Engineering Corporation; fourth floor at 211-15 West Twentieth Street to the Peiser Manufacturing Company; third floor at 33-37 Rector Street to David Schiff; space in the Adelphi Hotel and Condit Building, southwest corner of Fifth Avenue and Thirty-fifth Street, to James E. Blake Company; in the Brooklyn Building, Broadway and Forty-second Street, to Harry F. Perissi, Patent Trading Corporation of America; William J. Smith, C. LeRoy & Murray Blank, J. C. Gordon & P. R. Manley, Bricks-Pond Company; and to Morris R. Weiss, for B. H. Baker & Henry, a large amount of office space on the ninth floor to the Independent Pneumatic Tool Company of Chicago, Ill.

Mr. Schulte Realty Company has leased the two-story store building at the southeast corner of 181st Street and St. Nicholas Avenue, for ten years, through Samuel J. Tankowsky.

## Renting Along Seashore

The Lewis H. May Company has leased at Edgemere, L. I., for Max Spiegel, cottage on Beach Thirty-fourth Street, to Morris R. Weiss, for B. H. Bedane, cottage on Beach Thirty-fifth Street, to Max Spiegel; for G. Taus & Sons, cottage on Hudson Avenue, to Isaac Lindenbaum, and for Dr. Philip Meirowitz, cottage on Beach Thirty-fourth Street to M. M. Goldberg.

## City Dwelling Leased

Pearse & Elliman and Alfred H. Stout have leased the four-story and basement dwelling at 124 West Fifty-fifth Street, for the estate of Georgiana Merritt, to Mrs. J. B. Soule.

## Brokers in 18th Street Sale

E. H. Ludlow & Co. and the Brell & Good Company negotiated the sale of 43 East Eighteenth Street to the American Lithographic Company yesterday.

## Assignments of Mortgages

57th Ave. & E. 90th St. 125x100. 5th Fl. 2nd. 2nd Fl. 2nd. 3rd Fl. 2nd. 4th Fl. 2nd. 5th Fl. 2nd. 6th Fl. 2nd. 7th Fl. 2nd. 8th Fl. 2nd. 9th Fl. 2nd. 10th Fl. 2nd. 11th Fl. 2nd. 12th Fl. 2nd. 13th Fl. 2nd. 14th Fl. 2nd. 15th Fl. 2nd. 16th Fl. 2nd. 17th Fl. 2nd. 18th Fl. 2nd. 19th Fl. 2nd. 20th Fl. 2nd. 21st Fl. 2nd. 22nd Fl. 2nd. 23rd Fl. 2nd. 24th Fl. 2nd. 25th Fl. 2nd. 26th Fl. 2nd. 27th Fl. 2nd. 28th Fl. 2nd. 29th Fl. 2nd. 30th Fl. 2nd. 31st Fl. 2nd. 32nd Fl. 2nd. 33rd Fl. 2nd. 34th Fl. 2nd. 35th Fl. 2nd. 36th Fl. 2nd. 37th Fl. 2nd. 38th Fl. 2nd. 39th Fl. 2nd. 40th Fl. 2nd. 41st Fl. 2nd. 42nd Fl. 2nd. 43rd Fl. 2nd. 44th Fl. 2nd. 45th Fl. 2nd. 46th Fl. 2nd. 47th Fl. 2nd. 48th Fl. 2nd. 49th Fl. 2nd. 50th Fl. 2nd. 51st Fl. 2nd. 52nd Fl. 2nd. 53rd Fl. 2nd. 54th Fl. 2nd. 55th Fl. 2nd. 56th Fl. 2nd. 57th Fl. 2nd. 58th Fl. 2nd. 59th Fl. 2nd. 60th Fl. 2nd. 61st Fl. 2nd. 62nd Fl. 2nd. 63rd Fl. 2nd. 64th Fl. 2nd. 65th Fl. 2nd. 66th Fl. 2nd. 67th Fl. 2nd. 68th Fl. 2nd. 69th Fl. 2nd. 70th Fl. 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